

(A) THE OPERATOR OF A SELF-SERVICE STORAGE FACILITY HAS A LIEN ON ALL PERSONAL PROPERTY STORED WITHIN EACH LEASED SPACE FOR RENT, LABOR, OR OTHER CHARGES, AND FOR EXPENSES REASONABLY INCURRED IN ITS SALE, AS PROVIDED IN THIS SUBTITLE.

(B) THE RENTAL AGREEMENT SHALL CONTAIN A STATEMENT, IN BOLD TYPE, ADVISING THE OCCUPANT:

(1) OF THE EXISTENCE OF THE LIEN; AND

(2) THAT PROPERTY STORED IN THE LEASED SPACE MAY BE SOLD TO SATISFY THE LIEN IF THE OCCUPANT IS IN DEFAULT.

18-504.

(A) (1) IF THE OCCUPANT IS IN DEFAULT FOR A PERIOD OF MORE THAN 60 DAYS, THE OPERATOR MAY ENFORCE THE LIEN BY SELLING THE PROPERTY STORED IN THE LEASED SPACE AT A PUBLIC SALE, FOR CASH.

(2) PROCEEDS SHALL THEN BE APPLIED TO SATISFY THE LIEN, WITH ANY SURPLUS DISBURSED AS PROVIDED IN SUBSECTION (E) OF THIS SECTION.

(B) BEFORE CONDUCTING A SALE UNDER SUBSECTION (A), THE OPERATOR SHALL:

(1) NOTIFY THE OCCUPANT OF THE DEFAULT BY REGULAR MAIL AT THE OCCUPANT'S LAST KNOWN ADDRESS;

(2) SEND A SECOND NOTICE OF DEFAULT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE OCCUPANT AT THE OCCUPANT'S LAST KNOWN ADDRESS WHICH INCLUDES:

(I) A STATEMENT THAT THE CONTENTS OF THE OCCUPANT'S LEASED SPACE ARE SUBJECT TO THE OPERATOR'S LIEN;

(II) A STATEMENT OF THE OPERATOR'S CLAIM, INDICATING THE CHARGES DUE ON THE DATE OF THE NOTICE, THE AMOUNT OF ANY ADDITIONAL CHARGES WHICH SHALL BECOME DUE BEFORE THE DATE OF SALE, AND THE DATE THOSE ADDITIONAL CHARGES SHALL BECOME DUE;

(III) A DEMAND FOR PAYMENT OF THE CHARGES DUE WITHIN A SPECIFIED TIME, NOT LESS THAN 14 DAYS AFTER THE DATE OF THAT THE NOTICE WAS MAILED;

(IV) A STATEMENT THAT UNLESS THE CLAIM IS PAID WITHIN THE TIME STATED, THE CONTENTS OF THE OCCUPANT'S SPACE WILL BE SOLD AT A SPECIFIED TIME AND PLACE; AND

(V) THE NAME, STREET ADDRESS, AND TELEPHONE NUMBER OF THE OPERATOR, OR HIS DESIGNATED AGENT, WHOM THE OCCUPANT MAY CONTACT TO RESPOND TO THE NOTICE.

(3) AT LEAST 3 DAYS BEFORE THE SALE, ADVERTISE THE